

7 B-1 Business District.

A. *Use Regulations.* The following uses shall be permitted:

1. Any use permitted in the R-3 Residence District and the R-4 Residence District;
2. Any retail business;
3. Public garage or filling station;
4. Tourist court;
5. Offices, theatre, bank or restaurant;
6. Shoe shop, tailor shop, barbershop or beauty parlor;
7. Business or commercial school. Studio;
8. Bakery not employing more than five (5) persons in preparing and baking its products;
9. Laundry or dry cleaning establishment employing not more than five (5) persons engaged in laundry or dry cleaning work;
10. Accessory buildings and uses customarily incidental to any of the above uses.
11. Adult-Oriented Business. No permit shall be issued for the placement of an adult-oriented business unless and until it conforms to all of the criteria of Section 10, Subsection 21.

B. *Height Regulations.* The regulations shall be the same as in the R-3 Residence District.

C. *Area Regulations.*

Front yard. In those portions of the B-1 Business District which occupy part of the frontage on one side of the street between two intersecting streets and the remainder of the frontage is in a residence district, the front yard requirements shall be the same as those of the residence district in the remainder of the frontage. In all other locations in the B-1 Business District no front yard shall be required.

Rear yard. The minimum rear yard shall be ten (10) feet except for dwellings, which shall provide a minimum rear yard of fifteen (15) feet.

Side yard. For buildings used wholly or in part for residential purposes, the minimum width of the side yard on each side of the building shall be five (5) feet. Buildings used for nonresidential purposes need not provide a side yard except that any such building located at the boundary line between the B-1 Business District and any residence district shall provide a side yard of not less than five (5) feet on the side adjoining the residence district.

Lot area per family. The requirements shall be the same as in the R-3 Residence District.

D. *Parking Regulations.* All newly erected or constructed structures within the B-1 Business District shall provide upon the same lot, or within 300 feet thereof, the number of accessible off-street parking spaces required by the use and area parking schedule set forth in subsection 16 of section 10 of this ordinance.

E. *Telecommunication Towers.* No permit shall be issued for the placement of a telecommunication tower as defined herein unless the location of such shall have been approved by the board of adjustment. (Ord. No. 1269, § 3, 7-8-74; Ord. No. 1871, § 1, 1-2-01; Ord. 1892, § 6, 11-19-01; Ord. No. 1931, 8-4-03; Ord. No. 1995, § 2, 4-17-06.)

8 B-2 Business District.

A. *Use Regulations.* Any use shall be permitted except the following:

1. Acetylene gas manufacture or wholesale storage.
2. Acid manufacture.
- 2a. Adult Oriented Business. No permit shall be issued for the placement of an adult oriented business unless and until it conforms to all of the criteria of Section 10., Subsection 21.
3. Ammonia, bleaching powder or chlorine manufacture.
4. Arsenal.
5. Asphalt manufacture or refining. Paving mixture plant.
6. Blast furnace.
7. Bag cleaning.
8. Boiler works.
9. Brick, tile or terra cotta manufacture.
10. Cement, lime, plaster of Paris or gypsum manufacture.
11. Central mixing plant for cement, mortar, plaster or concrete.
12. Creosote treatment or manufacture.
13. Disinfectants manufacture.
14. Distillation of bones, coal or wood.
15. Dyestuff manufacture.
16. Explosives or fireworks manufacture or storage.
17. Exterminator and insect poison manufacture.
18. Fat rendering.
19. Fertilizer manufacture.
20. Forge plant.
21. Garbage, offal or dead animals incinerations, reduction or dumping.
22. Gas manufacture or storage, drilling or production.
23. Glue, size or gelatine manufacture.
24. Iron, steel, brass or copper mill.
25. Junk, used material, auto wrecking, salvage, paper, scrap, bottles or rags, baling or storage except where such activities are conducted wholly within a building.
26. Mills, feed or flour.
27. Oiled goods manufactured from raw materials.
28. Ore reduction or smelting.
29. Paint, oil, shellac, turpentine or varnish manufacture.

30. Paper and pulp manufacture.
31. Petroleum and its products, refining or wholesale storage.
32. Rubber or gutta percha manufacture or treatment.
33. Shoe polish manufacture.
34. Soap manufacture.
35. Soda and compound manufacture.
36. Slaughter and dressing of animals, but not including poultry and rabbit dressing.
37. Stockyards.
38. Tallow, grease or lard manufacture or refining including processing of animal fat.
39. Tanning, curing or storage of raw hides or skins.
40. Tar distillation or manufacture.
41. Tar roofing or waterproofing manufacture.
42. Vinegar manufacture.
43. Wool pulling or scouring.
44. Yeast plant.
- 44a. Crematorium for human remains.
45. And those uses which may be, and as ordinarily operated generally, are obnoxious or offensive by reason of emission of odor, dust, smoke or noise.

B. Height Regulations. No building shall exceed a height greater than the width of the widest street on which the building has frontage; provided that a portion of a building may be erected to a greater height if such portion is set back from all lot lines a distance of one (1) foot for each foot of such additional height.

C. Area Regulations.

Front yard. No front yard is required for any building.

Rear yard. No rear yard is required for any building other than a dwelling, in which case a rear yard of not less than ten (10) feet shall be provided.

Side yard. No side yard is required for any building other than a dwelling, in which case side yards of not less than five (5) feet shall be provided.

Lot area per family. For one-family and two-family dwellings the lot area per family requirements of the R-3 Residence District shall apply.

D. Parking Regulations. All newly erected or constructed structures within the B-2 Business District shall provide upon the same lot, or within 300 feet thereof, the number of accessible off-street parking spaces required by the use and area parking schedule set forth in subsection 16 of section 10 of this ordinance.

E. Telecommunication Towers. No permit shall be issued for the placement of a telecommunication tower as defined herein unless the location of such shall have been approved by the board of adjustment. (Ord. No. 1269, § 4, 7-8-74; Ord. No. 1816, § 1 (part), 5-20-98; Ord. No. 1876, § 1, 4-16-01; Ord. No. 1892, § 7, 11-10-01; Ord. No. 1931, 8-4-03.)